

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
THURSDAY – MAY 28, 2015
121 NORTH LASALLE STREET – ROOM 200**

MINUTES

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

**Jonathan Swain, Chairman
Sol Flores
Sam Toia
Sheila O’Grady**

Chairman Swain called meeting to order at 9:20 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with three members present (Swain, Flores, and Toia). O’Grady arrived at 9:31 AM.

Motion to approve minutes from the May 15, 2015 regular meeting made by the Chairman. Second by Flores. Motion carried 3-0; yeas –Swain, Flores and Toia.

Motion to approve May 28, 2015 special meeting agenda made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, Flores, and Toia.

9:00 A.M.

**168-15-S Zoning District: B3-2 Ward: 32
Applicant: Ailin Wang
Owner: same as applicant
Premises Affected: 1631 North Western Avenue
Subject: Application for a special use to establish a hair and nail salon. **Motion to approve made by Chairman Swain. Second by Toia. Motion carried 3-0; yeas – Swain, Flores, and Toia (O’Grady absent).****

**169-15-S Zoning District: B3-2 Ward: 32
Applicant: Ailin Wang
Owner: same as applicant
Premises Affected: 1631 North Western Avenue
Subject: Application for a special use to establish a massage salon. **Motion to approve subject to City’s conditions made by Chairman Swain. Second by Toia. Motion carried 3-0; yeas – Swain, Flores, and Toia (O’Grady absent).****

**170-15-S Zoning District: B3-2 Ward: 12
Applicant: Maria Elena Lopez**

Applicant: Dana Kemp
Owner: Clifden Properties, Inc.
Premises Affected: 1462 West 79th Street
Subject: Application for a special use to establish a barber shop. **Motion to dismiss for want of prosecution made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia. Application dismissed for want of prosecution.**

177-15-S **Zoning District: B3-2** **Ward: 50**
Applicant: John Nguyen
Owner: Nitols Associates
Premises Affected: 6025-27 North Lincoln Avenue
Subject: Application for a special use to establish a nail salon. **Continued until August 21, 2015 at 2:00 PM.**

178-15-S **Zoning District: B3-1** **Ward: 30**
Applicant: Leroy Silva/DBA Leroy Avenue Barbers
Owner: Ishmael Nieves
Premises Affected: 3138 North Austin Avenue
Subject: Application for a special use to expand an existing barber shop. **Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.**

179-15-S **Zoning District: B3-1** **Ward: 41**
Applicant: Mary E. McNeill/AKA Liz Fitzgerald
Owner: Michael Conroy
Premises Affected: 6691 North Northwest Highway
Subject: Application for a special use to establish a hair salon. **Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.**

180-15-S **Zoning District: C1-1** **Ward: 8**
Applicant: Harborside Illinois Grown Medicine, Inc.
Owner: Greenwood on 87th, LLC
Premises Affected: 1111 East 87th Street
Subject: Application for a special use to establish a medical cannabis dispensary. **Continued until June 19, 2015 at 2:00 PM.**

181-15-S **Zoning District: C1-2** **Ward: 1**
Applicant: Modern Cannabis, LLC
Owner: Drummond & Brair, LLC
Premises Affected: 2847 West Fullerton Avenue
Subject: Application for a special use to establish a medical cannabis dispensary. **Motion to approve subject to the condition stated on the record made**

Subject: Application to appeal the decision of the Zoning Administrator in refusing to allow the establishment of an off-premise advertising sign measuring 52' x 19'. **Motion to uphold the decision of the Zoning Administrator made by Chairman Swain. Second by O'Grady. Motion carried 4-0; yeas – Swain, Flores, O'Grady, and Toia.**

403-14-S **Zoning District: C1-2** **Ward: 30**
Applicant: Phoenix Farms of Illinois, LLC
Owner: Yakov Plotkin
Premises Affected: 3433 North Pulaski Road
Subject: Application for a special use to establish a medical cannabis dispensary.
Application withdrawn.

118-15-Z **Zoning District: RM-5** **Ward: 27**
Applicant: Inna Elterman
Owner: same as applicant
Premises Affected: 1532 North Wieland Street
Subject: Application for a variation to reduce the front setback from 12.27' to 6'; to reduce the front obstruction setback from 20' to 12.33'; to reduce the rear setback from 28.63' to 0.25'; to reduce the north side setback from 2' to 0'; to reduce the south side setback from 2' to 0.33'; to reduce the combined side setback from 5' to 0.33'; and, to reduce the rear yard open space from 134.02 square feet to 0 square feet for a proposed, four-story, single-family residence with a below-grade, two-car garage, accessed directly from North Wieland Street. **Continued at the request of the Objectors until July 17, 2015 at 2:00 PM.**

119-15-Z **Zoning District: RM-5** **Ward: 27**
Applicant: Inna Elterman
Owner: same as applicant
Premises Affected: 1532 North Wieland Street
Subject: Application for a variation to increase the 45' building height maximum by no more than 10% (4.5') for a proposed, four-story, single-family residence with a below-grade, two-car garage, accessed directly from North Wieland Street. **Continued at the request of the Objectors until July 17, 2015 at 2:00 PM.**

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by Chairman. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O'Grady, and Toia. Meeting went into closed session at 7:22 PM.

Motion to return to open session for voting made by Chairman. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O'Grady, and Toia. Meeting returned to open session at 7:35 PM.

Motion to approve written resolutions containing finds of fact consistent with the votes of the Board at its regular meetings of April 17, 2015 made by the Chairman. Second by Flores. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.

Motion to adjourn made by the Chairman. Second by O’Grady. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia. Meeting adjourned at 7:40 PM.